

Minutes Comprehensive Plan Implementation Committee Monday, September 14th, 2009

Present: B. Taylor, J. Papacosma, E. Martz, D. Chipman, R. Brooks, L. Huntington, Planner C. Tukey, Consultant Beth Della Valle, and Selectman Mark Wallace

Minutes of the August 31st meeting were accepted.

Uses and Densities

Beth stressed the need to look ahead 10-50 years.

We need one more meeting to refine our options.

Growth areas must be good enough to hold up when we go public.

Need options to present to the public.

Next meeting: Consultants Beth Della Valle and Judy Colby-George will:

- i) refine use and density standards
- ii) discuss build-out analysis
- iii) discuss visualizations
- iv) discuss presentations

Homework for CPIC Members

Each member of the committee is to list three important things that must be in the final village plan to make the project a success in his/her estimation.

Members are to take 5 photos around town showing built-up areas they like especially.

Two handouts from Beth Della Valle to the CPIC were discussed:

Different Types of Local Ordinances and Discussion of Proposed Schedule of Uses and Standards.

Types of local ordinances include unified land use ordinances and zoning ordinances.

Zoning ordinances fall into three types:

traditional, defining land use and building use standards;

performance, specifying the intensity of land use

acceptable; and

form-based zoning, a more flexible approach for producing a ³high quality built environment,² where physical form takes precedence over land use, if the community can agree on a vision for the development area.

Discussion of Uses

We need to think about managing scale and impact of new development.

Three approaches to guiding growth towns use include regulation (e.g. building cap in rural area);, town investments (e.g. siting public water supplies), and developing new programs (to draw greater economic activity to a specific growth area).

Discussion of Density

If we are to propose 1 acre lots in growth area subdivisions we must be able to justify the proposal = ³straight face test.²

Probably we will need to require clustering in growth area subdivisions (as well as rural subdivisions).

Ways to Concentrate Growth
Decision Made

CPIC agreed to think of scale & impact rather than uses, for villages

Need More Discussion

1. adopt a differential building cap, have a lottery for permits, to moderate development in rural areas 2. establish measurable objectives and set up a reporting system for building trends 3. require community water and septic systems ("batch plants") in subdivisions over a certain size 4. limit the number of new units that may be built in rural subdivisions each year 5. reduce minimum lot sizes to below 1 acre in growth areas after doing build-outs 6. adopt a system of lot size averaging (get away from cookie cutter development)
7. revise impervious cover rules to provide more opportunity for business parking and multi-family residence parking 8. reduce set-backs in proposed smaller lots 9. adjust maximum height rules 10. require developers to provide certain amenities or set aside a fund for these

The ten topics above will be pursued further at the next regularly scheduled CPIC meeting September 28th.

The next CPIC meeting takes place September 16th, 2009. This will be a workshop with the selectmen in attendance.

Respectfully submitted, Louise Huntington, secretary